

Planning Committee Agenda



To: Councillor Toni Letts (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Muhammad Ali, Chris Clark, Felicity Flynn, Clive Fraser,
Jason Perry, Scott Roche, Gareth Streeter and Oni Oviri

Reserve Members: Joy Prince, Nina Degrads, Niroshan Sirisena,
Sherwan Chowdhury, Stephen Mann, Yvette Hopley, Stuart Millson,
Ian Parker and Simon Brew

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 17 January 2019** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, Surrey, CR0 1NX**

JACQUELINE HARRIS BAKER
Director of Law and Governance
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Wednesday, 9 January 2019

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail
Democractic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at
www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting (Pages 5 - 10)

To approve the minutes of the meeting held on Thursday 6 December 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:
There are none.

6. Planning applications for decision (Pages 13 - 16)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 18/04342/FUL 13 Hermitage Road, Kenley, CR8 5EA
(Pages 17 - 36)

Demolition of existing dwelling; Erection of a three storey block comprising 1 x 3 bedroom 7 x 2 bedroom and 1 x 1 bedroom apartments with associated access, provision of 6 parking spaces, cycle storage and refuse store.

Ward: Kenley
Recommendation: Grant permission

6.2 18/00455/FUL Land to the rear of 23-25 Normanton Road, South Croydon (Pages 37 - 52)

Erection of three storey building with accommodation in roof space with basement parking area comprising five flats. Formation of vehicular access off Ward Close, erection of refuse store on Ward Close.

Ward: South Croydon
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 53 - 54)

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 6 December 2018 at 6.30pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Chris Clark, Felicity Flynn, Clive Fraser,
Stuart Milson, Jason Perry, Scott Roche and Gareth Streeter

Also Present: Councillors Robert Ward, Helen Redfern, David Wood, Jan Buttinger,
Badsha Quadir, Joy Prince and Patsy Cummings

Apologies: Councillor Oni Oviri

PART A

152/18 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on 29 November 2018 be signed as a correct record.

153/18 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

154/18 **Urgent Business (if any)**

There was none.

155/18 **Development presentations**

There were none.

156/18 **Planning applications for decision**

157/18 **18/04403/FUL 2 Dunheved Court, Dunheved Road South, Thornton Heath**

Erection of three storey rear extension and fourth floor roof extension plus internal alterations to create 5no. new hotel bedrooms.

Ward: West Thornton

Ward Councillor Stuart King had withdrawn his referral. Therefore this item had been withdrawn from the committee agenda and will now be determined at delegated.

158/18 **18/01936/FUL 148 Ballards Way, South Croydon, CR0 5RG**

Demolition of existing building and the erection of a part three, part four storey building with basement comprising 8 flats with associated parking and landscaping.

Ward: Selsdon and Addington Village

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

David Rutherford (Croham Valley Residence Association) spoke against the application.

Councillor Robert Ward spoke on behalf of the referring Ward Member Councillor Helen Pollard, against the application.

Councillor Milson proposed a motion to **REFUSE** the application on the grounds of over development and loss of amenities to adjoining properties. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion for refusal was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion of approval was put forward to the vote and was carried with five Members voting in favour, four Members voting against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 148 Ballards Way, South Croydon, CR0 5RG.

159/18 **18/04281/FUL Works, 25 Grenaby Road**

Alterations, Demolition of ancillary store room, Use as Place of Worship with associated community and pastoral activities.

Ward: Selhurst

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Angela Bell spoke against the application.

Pastor Damian Luke and Reverend Paul Reid spoke in support of the application.

Councillor Clark proposed a motion for **APPROVAL** of the application to permit but with an informative on the planning decision. Councillor Roche seconded the motion.

The motion to approve was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Works, 25 Grenaby Road.

160/18 **18/04538/FUL Land on the South East Side of Braemer Avenue, South Croydon, CR2 0QA**

Demolition of the existing garages and the erection of a three storey residential block, comprising six residential units and the erection of a three-storey detached house, together with associated access, car parking and landscaping.

Ward: Purley Oaks and Riddlesdown

Details of the planning application was presented by the officers with no questions and clarifications.

Mr Matt Arnold spoke in support of the application.

Councillor Helen Redfern spoke on behalf of the referring Ward Member Councillor Simon Hoar, against the application.

Councillor Streeter proposed a motion to **DEFER** the application on the grounds for a better design of the flat roof. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

The motion to defer was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and was carried with six Members voting in favour, three Members voting against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land on the South East Side of Braemer Avenue, South Croydon, CR2 0QA.

161/18 **18/04840/FUL 36 Welcomes Road, Kenley, CR8 5HD**

Conversion to form 7 flats (2 x 3 bedroom, 2 x 2 bedroom, 2 x 1 bedroom and x 1 studio). Alterations and formation of basement accommodation to include front and side light wells, creation of a lower ground floor entrance, erection of a single storey side and rear extension, installation of roof lights and side dormer extensions and provision of associated landscaping, refuse and cycle parking.

Ward: Kenley

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Andy Hollins spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

The motion of approval was put forward to the vote and was carried with nine Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 36 Welcomes Road, Kenley, CR8 5HD.

*The Committee adjourned for a short break at 8:55pm.
The Committee reconvened the meeting at 9.03pm.*

162/18 **18/03774/FUL 120 Hayes Lane, Kenley CR8 5HR**

Demolition of a single-family dwelling and erection of a 3-storey building of 9 apartments with associated access, 7 parking spaces, cycle storage and refuse store.

Ward: Kenley

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mrs Christine Heal spoke against the application.

Jemima Dean (Agent) spoke in support of the application.

Referring Ward Member Councillor Jan Buttinger spoke against the application.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by size and massing, insufficient parking contrary to point 6.13 of the London Plan and impact on adjoining residence. Councillor Milson seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Ali seconded the motion.

The motion for refuse was put forward to the vote and fell with four Members voting in favour and six Members voting against.

The motion to approve was put forward to the vote and was carried with six Members voting in favour, and four Members voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 120 Hayes Lane, Kenley CR8 5HR.

163/18 **18/04200/FUL 2 Northwood Avenue and Rear of 5 Higher Drive, Purley, CR8 2EP**

Demolition of existing dwelling house at 2 Northwood Avenue and construction of new apartment building containing 9 residential flats at 2 Northwood Avenue and the rear garden of 5 Higher Drive, and other associated works (revised proposal).

Ward: Purley and Woodcote

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Mr Adrian Edwards spoke against the application.

Mr Paul Lewis (Agent) spoke in support of the application.

Councillor Badsha Quadir spoke on behalf of referring Ward Member Councillor Simon Brew, against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Clark seconded the motion.

Councillor Perry proposed a motion to **REFUSE** the application on the grounds of over development by size and massing, poor design, insufficient parking that does not comply with 6.13 of the London Plan and loss of amenity for loss of adjoining occupiers. Councillor Streeter seconded the motion.

The motion to approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 2 Northwood Avenue and Rear of 5 Higher Drive, Purley, CR8 2EP.

164/18 **Items referred by Planning Sub-Committee**

There were none.

165/18 **Other planning matters**

There were none.

The meeting ended at 10.28pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

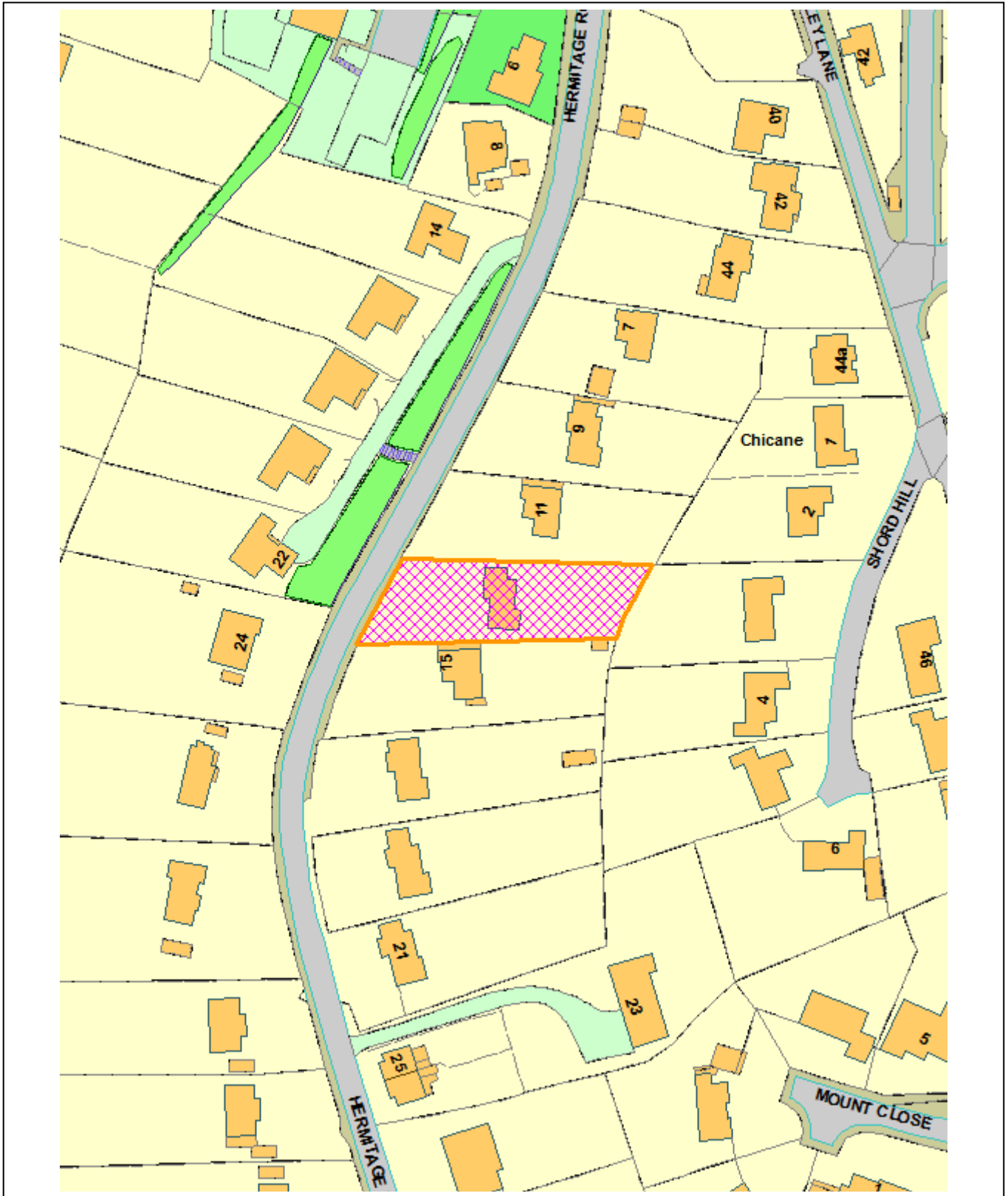
8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/04342/FUL
 Location: 13 Hermitage Road, Kenley, CR8 5EA
 Ward: Kenley
 Description: Demolition of existing dwelling; Erection of a three storey block comprising 1 x 3 bedroom 7 x 2 bedroom and 1 x 1 bedroom apartments with associated access, provision of 6 parking spaces, cycle storage and refuse store
 Drawing Nos: CX03-S1-101 Rev H, CX03-S1-102, CX03-S1-103 Rev H, CX03-S1-104 Rev A, CX03-S1-105 Rev I, CX03-S1-106 Rev I, CX03-S1-108 Rev H, CX03-S1-110 Rev H, CX03-S1-112 Rev H and CX03-S1-113 Rev I.
 Applicant: Mr Haris Constanti (Aventier Ltd)
 Agent: N/A
 Case Officer: Samantha Dixon

	studio	1 bed	2 bed	3 bed	4 bed
Apartments	0	1 (2 person)	7 (1 x 4 person and 6 x 3 person)	1 (4 person)	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6 (including one disabled space)	18

1.1 This application is being reported to committee because the ward councillor Jan Buttiger has made a representation in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Materials as submitted
- 3. Details of Refuse/Cycle storage/Boundary treatment/Levels as submitted
- 4. Details of electric vehicle charging points to be agreed and implemented
- 5. No additional windows in the flank elevations

6. Trees - Accordance with the Arb Report and Tree Protection Plan
7. Hard and soft landscaping to be submitted
8. Permeable forecourt material
9. Details of SuDS to be submitted
10. Playspace to be provided
11. Inclusive access to ground floor flats
12. Car parking provided as specified
13. Visibility Splays as submitted and to be submitted for garage
14. No obstruction within visibility splays
15. 19% Carbon reduction
16. 110litre Water usage
17. Construction Logistics Plan to be submitted
18. Time limit of 3 years
19. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of existing detached four bedroom house
- Erection of a three storey building
- Provision of 1 x three bedroom flat, 7 x two bedroom flats and 1 x one bedroom flat
- Provision of communal external amenity space and children's play space
- Provision of 6 off-street spaces with associated access via Hermitage Road
- Provision of associated refuse and cycle stores

3.2 The scheme has been amended during the application process in respect of the number of parking spaces and layout, location of the refuse store and cycle store and further details of proposed levels and landscaping have been provided.

Site and Surroundings

3.3 The application site is situated on the east side of Hermitage Road in the Kenley ward and is occupied by a large two storey detached single family dwelling house. The levels of the site change significantly, rising from front to rear so that the house is situated at a significantly higher level than Hermitage Road with a steep driveway. The site also slopes upwards from north to south, which provides very distinct land level changes between the adjoining properties either side of the proposal.



Fig 1: Aerial street view highlighting the proposed site within the surrounding streetscene

- 3.4 The site is located in a green and leafy mainly residential area which is mostly made up of traditional detached two storey properties in relatively generous plots with good spacing. The site is located in Kenley ward and the area is recognised as an area of surface water flood risk and critical drainage area.

Planning History

- 3.5 In May 2002 planning permission was granted (02/00755/P) for the demolition of the garage and the erection of a single storey front/side/rear extension to include a garage and conservatory.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate
- The preserved tree to the frontage would be protected and new landscaping introduced.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 13 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and Chris Philp MP in response to notification and publicity of the application are as follows:

No of individual responses: 59 Objecting: 59 Supporting: 0 Comment: 0

6.2 The neighbours were renotified with regard to the amended plans. The number of representations received from neighbours and Chris Philp MP in response to notification and publicity of the application are as follows:

No of individual responses: 15 Objecting: 15 Supporting: 0 Comment: 0

6.3 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Objection	Officer comment
<i>Principle of development</i>	
Site not in Croydon Intensification Zone	Principle of development addressed in section 8.2 and 8.3 of this report.
Need for family sized houses	Addressed in section 8.4 of this report.
Sets dangerous precedent	Principle of development addressed in section 8.2 and 8.3 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, 3-storey height, overbearing scale, appearance and flat roof design. Fails to achieve high quality design	Addressed in section 8.4 to 8.11 of this report.
Forecourt parking will be visually dominant with inadequate landscaping to screen	Addressed in section 8.8 of this report.
Convolutd plan with setbacks contrary to SPD2	Addressed in section 8.6 of this report.
The revised garage structure to the front is out of keeping with the street scene.	Addressed in section 8.8 of this report.

No landscaping/trees on garage reduces the level of screening	Addressed in section 8.8 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant	This is address in section 8.16 to 8.23 of this report.
Noise, disturbance and extra traffic during construction	A construction management plan will be sought by condition
<i>Trees and ecology</i>	
Adverse impact on protected trees. Landscaping scheme fails to reprovide tree protected by TPO. Removal of mature vegetation which is critical to maintain the green and leafy character of the area	This is address in section 8.38 of this report. Replacement planting discussed in sections 8.8 and 8.9.
Future pressure to remove trees	There is no evidence to suggest that this would be the case.
Badger setts, fox dens and deer seen in the vicinity	This is address in section 8.39 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and no visitor parking	This is address in section 8.25 to 8.27 of this report.
Inadequate turning space for vehicles to manoeuvre safely	This is address in section 8.28 and 8.29 of this report.
On-street parking will compromise highway safety. Access has a steep incline and is on a bend	This is address in section 8.30 of this report.
Kenley Lane is single track and traffic conditions are already hazardous. Adverse impact on highway safety due to increase in volume of vehicles using Kenley Lane, increase street parking and increase number of vehicles entering and leaving the site	This is address in section 8.30 of this report.
No public transport in the area	The low PTAL of the site is acknowledged within this report.
Traffic survey not taken at time when there is commuter parking	Commuter parking does not affect the immediate location. This is a residential scheme and the survey was taken when

	residential parking would be at its maximum.
How will refuse bins be moved on the steep slope?	The plans have been amended to show the refuse store relocated to the front of site
Size of waste and recycling area inadequate	The plans have been amended to show the scale of the refuse store and the necessary bins within
Revised location of refuse storage does not accord with DM13.1. It is dominant and prominent in street scene. Its location will lead to vandalism and vermin. It is too small.	The refuse store has been located to enable access by refuse collectors. The plans show that the required number of bins can fit within the storage area.
Parking beat survey contains many errors and therefore cannot be relied upon	Officers are satisfied with the information provided.
Construction Management Plan (CMP) has many flaws and inaccuracies and needs to be amended	An amended CMP will be required by condition
Access arrangement cannot be safely provided	Officers are satisfied with the revised access arrangement. Access is addressed in section 8.28 to 8.29 of this report.
Revised cycle store is inaccessible for residents and could not be used by mobility scooters or motorcycles	The cycle store is located within the communal garden with direct access through the ground floor of the building. This is addressed in section 8.32 of this report.
Independent Transport Assessment undertaken on behalf of neighbouring residents. The report suggests that visibility splays cannot be achieved, the amount of parking and manoeuvring space is inadequate, Trip generation data used is not comparable with the site and that the parking beat surveys are not to Lambeth methodology as do not encompass 200m area from the site and not assessed at the weekend	Highway considerations are addressed in section 8.25 to 8.34 of this report.
<i>Other material considerations</i>	
Playspace impractical and unsafe as would require adult supervision	There is no evidence to suggest that this would be the case.

Outdoor amenity space is inadequate	This is addressed in section 8.13 of this report.
Local transport, schools and health services are already over stretched	The development will be CIL liable. This is addressed at section 8.40 of this report.
Impacts on drainage and flooding. Flood risk assessment identifies minimal risk but ignores consequential risk to the area. Where will all the increased surface water go?	The car park will have a permeable surface to enable runoff to infiltrate the ground. This is addressed in section 8.36 and 8.37 of this report.
No adaptation shown for 10% wheelchair accessible units and unsafe access due to steep slope	Plans have been amended to indicate wheelchair accessible ground floor unit. This is addressed in section 8.14 of this report.
No attempt to maximise three bed homes as required by Policy DM1.1	Policy DM1.1 refers to proposals for 10 or more units. Housing mix is addressed in Section 8.4 of this report.
Factual errors in submission: positioning of driveways, road names, street view doesn't show severe slope.	Officers are satisfied with the information submitted.

6.4 The following Councillors made representations:

- Cllr Jan Buttinger and Cllr Steve O'Connell (Kenley Ward Councillors) Objecting:
 - Out of character with the area
 - Overdevelopment due to size, bulk and massing
 - Semi-rural area with the access lane having no footpaths and residents having to walk in the road, therefore addition to safety problems
 - Negative impact on amenity of neighbouring properties
 - Lack of parking
 - Inadequate storage
 - Poor design

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan

should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- DM18 - Heritage assets and conservation
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

- DM40 – Kenley and Old Coulsdon

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues. Kenley and Old Coulsdon has been identified as an area for sustainable growth.

8.3 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues the principle is supported.

8.4 Policy DM1.2 states that the Council will permit the redevelopment of residential units where it does not result in the net loss of 3 bedroom homes (as originally built). The existing building on site is a 4 bedroom house. The application proposes the replacement of a three bedroom unit. Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The local plan recognises that the development market will need time to adjust to providing the quantum of larger family homes of three bedrooms and above and also notes that a good quality design can mean that a smaller two bedroom property is suitable for smaller families. The scheme provides a 3 bedroom unit and a 2 bedroom 4 person unit which equates to 22% family sized units. In this case, given the layout of development to either side of the site, it would not be acceptable for the size of the building footprint to be increased in order to enable larger units to be formed. As well as this there is no scope for the building layout to be split to enable a further larger unit at ground floor level. Therefore, given the constraints of the site, it is considered that the unit mix is appropriate in this instance.

Townscape and Visual Impact

- 8.4 The existing dwelling does not hold any significant architectural merit and therefore there is no objection to its demolition. Whilst most properties in the area have traditional forms, of two storeys with pitched roofs, there are a variety of house types and styles in the vicinity.
- 8.5 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, and the proposal is for a three storey building with the third floor accommodation contained in the roofspace. The proposal would increase the mass and bulk of the existing building in a sensitive manner, in line with the aspirations of the policy to achieve sensitive intensification of the suburbs. The ridge height of the proposed building responds to the heights of the adjacent buildings on either side, given the land level changes.
- 8.6 The building has a greater footprint than the current house however given the layout of the buildings in this row the impact on the appearance of the area is not harmfully affected. The building is set in from the side boundaries to maintain a visual gap between the plots. No.15 to the south is set forward of No.13 and is on a higher level. The proposed building sits forward on the site in comparison to the existing dwelling, however is still set well behind No.15 and has a lower level and will therefore not be overly visible from the southern aspect. To the north, No.11 is set behind the existing house and therefore the side of the property is already visible in the street scene. The proposed building will be significantly deeper than the existing house however given the set back from the highway, mature trees and vegetation to the front of No.11 and change in levels, it is not considered that the proposal would harm the appearance of the street scene. The rear element of the building has been set in from the side flank to reduce the apparent bulk and mass.



Figure 2: Existing street scene showing visible side elevations



Figure 3: Proposed street scene showing visible side elevations

- 8.7 The design of the building overall incorporates a traditional styled appearance, consisting of a gable to the front elevation of mixed external materials appropriate to the area (tiled roof; brick, render and plain clay hung tiles to the elevations with mock wooden Tudor detailing to the gable which can be secured through a condition). The building has an adequate balance between brick and glazing and appropriate roof proportions.



Fig 4: CGI highlighting the view of the proposed development from the street

- 8.8 The application site has a generous rear garden which is not visible from the public highway. The boundary will continue to be landscaped which would be in keeping with the area. At the frontage the existing access would be retained and four parking spaces provided adjacent to the building. In front of these a subterranean garage and refuse store would be introduced which would be mostly cut into the existing land levels. It is noted that No.9 Hermitage Road has a detached garage in front of the house which is very visible in the street scene, therefore the proposal does not introduce an element

that is alien in the existing street scene and it would not appear unduly prominent. The garage would be mostly cut in to existing ground levels which reduces its prominence and a green roof is proposed over it which will greatly help it to blend into its surroundings. Further soft landscaping to this area is also proposed. The mature beech tree to the frontage would be retained and landscaping introduced to minimise the visual impact of the development as far as possible. This can be secured by condition.

- 8.9 To facilitate the parking arrangement some existing trees would need to be removed (poor condition Category C trees) and there is no objection from arborists. Replacement trees along the side boundary are proposed as well as shrubbery along the frontage and around borders and this can be secured by a condition.
- 8.10 Representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1B and as such the London Plan indicates that the density levels range of 150-200 habitable rooms per hectare (hr/ha) the proposal would be in excess of this range at 270 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.
- 8.11 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.12 All the units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).
- 8.13 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The units located on the ground floor have access to private amenity space in excess of minimum standards, although it is noted that the space for Unit 2 is poor. Four out of six of the properties at the upper floors all have private balconies, although some are slightly under the size of the minimum requirement. The units without private amenity are front facing. In this instance it is considered that the appearance of the frontage of the building would be harmed by the introduction of balconies as they would need to be located in the most prominent gable element of the building. In this particular scheme, there is a significant amount of space proposed as a communal garden at the rear of the site and therefore concerns with regard to the inadequate private areas are mollified. On balance, the quality of the amenity space is considered acceptable. A child play space is shown to be provided within the communal garden space (which can be secured by condition).
- 8.14 In terms of accessibility, level access would be provided from the front door to the three ground floor units (which includes the family unit). London Plan states that developments of four stories or less require disabled unit provisions to be applied

flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, it is considered that one of the ground floor units should be M4(3) adaptable and the other one should be M4(2). This can be secured by condition. A disabled space is proposed within the parking area. The access is too steep for disabled pedestrians to access however given the topography of the wider area it is unlikely that mobility impaired persons would be walking to the site.

8.15 The development is considered to result in a high quality development including a three bedroom family unit all with adequate amenities and overall provides a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

8.16 The properties that have the potential to be most affected are the adjoining properties at 11 and 15 Hermitage Road and the property to the rear 3 Shord Hill.

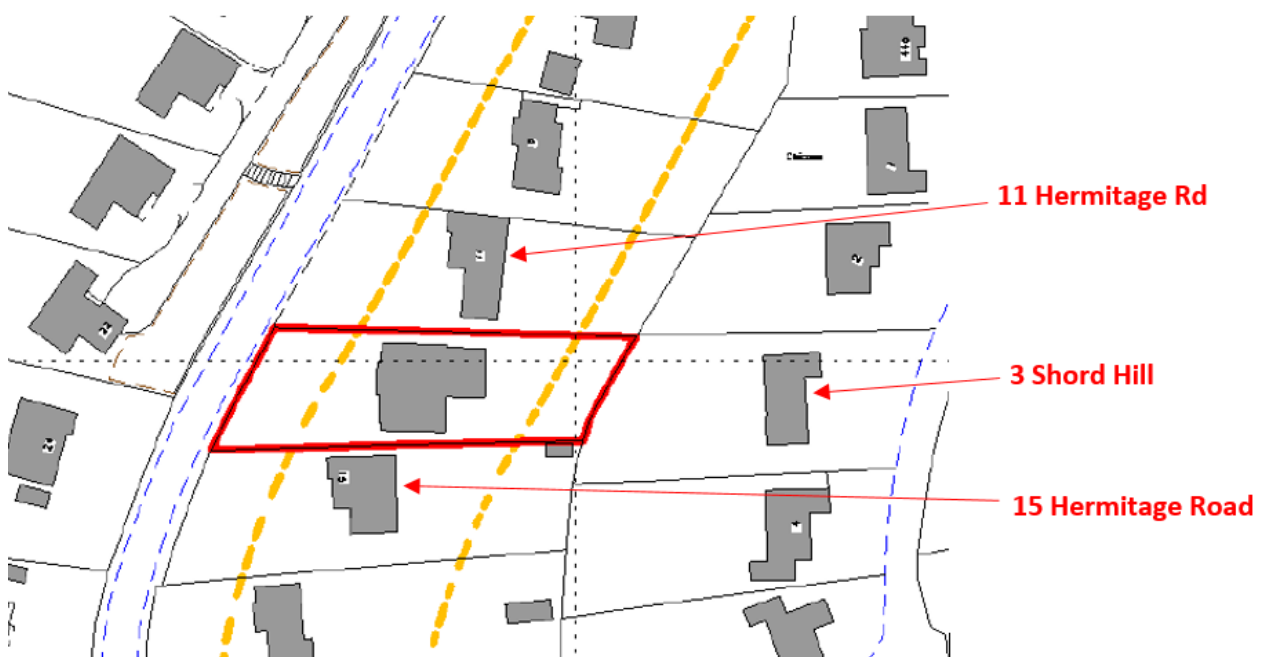


Fig 5: Ground floor plan highlighting the relationship with the adjoining occupiers.

11 Hermitage Road

8.17 As existing No.11 is set on a lower level to and entirely behind the building on the application site. It has benefitted from extensions to its southern side elevation. There are no windows in the side elevation.

8.18 The application proposes to significantly increase the scale of development adjacent to the boundary with No.11. The development would not extend beyond the rear building line of No.11 and would therefore cause no loss of light to the rear elevation windows. Given the rear alignment it is not considered that the relationship would be unduly overbearing. The mass would also be increased to the front of No.11 in comparison to the existing and it is noted that two storey form next to boundary at the front of the adjacent properties is a feature in this row of buildings. The built form would be situated adjacent to the front garden of No.11 and therefore not affect any private well-used space. The ground floor rooms in No.11 adjacent to the boundary are dual aspect with windows in the front and rear elevations and therefore it is considered that the rooms will continue to receive acceptable levels of light throughout the day.

8.19 There are no windows in the side elevation of No.11. The existing dilapidated fencing along this boundary is proposed to be replaced with new fencing and a hedge is proposed to be planted which would help mitigate any issues of overlooking of amenity space from the ground floor level of the development. The windows proposed at first floor level in the side elevation are high level and shown to be glazed with obscure glass which would prevent any overlooking. The rooflights in the second floor are also high level and therefore they would not provide either actual or perceived loss of privacy. Whilst there would be a degree of overlooking of the rear garden as a consequence of the rear fenestration, this is not uncommon in a suburban location. Additional trees are proposed to be planted along the northern side boundary to reduce this impact as far as possible.

15 Hermitage Road

8.20 No.15 is set in front of the existing house on the application site and is situated on a higher ground level. Adjacent to the boundary, the proposed building would not extend beyond the existing rear building line and as such there would be no impact on No.15 in comparison to the existing situation in terms of the proposal being overbearing. Given the existing layout, site levels and orientation, the development would cause no loss of light.

8.21 The windows proposed at first floor level in the side elevation are high level and shown to be glazed with obscure glass which would prevent any overlooking. The rooflights in the second floor are also high level and therefore they would not provide either actual or perceived loss of privacy.

3 Shord Hill

8.22 The dwelling at 3 Shord Hill is over 20m from its rear boundary and the proposed development is a minimum of 17m from the rear boundary. Given the separation distance, levels and the existing mature landscaping on the boundary between these properties, this relationship is acceptable.

8.23 Given that the proposal is for a residential use in a residential area the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site. Subject to conditions the proposed development is not visually intrusive and would not result in a loss of privacy.

Access and Parking

8.25 The site is located within a PTAL of 1b which is poor. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide less than 1 space per unit and 3 bedroom units up to 1.5 spaces per unit.

8.26 The scheme has been amended during the course of the application due to concerns about safe access to the parking bays shown. The existing access is proposed to be retained and the number of parking spaces created off it is limited to 4 (which is only marginally greater than the existing parking capability of the existing house (which has three parking bays)). Two further parking spaces are proposed to be provided in a subterranean garage to the front of the site. 6 off-street parking bays are proposed for the 9 units.

- 8.27 Given the low PTAL of the site, it would be preferable for the scheme to provide 1 for 1 parking for the new units. However, the applicant has provided a parking beat survey which demonstrates that parking stress on the surrounding road network is low. The survey recorded parking stress at between 16-19% which demonstrates that there is ample street parking available to accommodate any overspill parking. The Survey results confirm that parking impact on the road network within the immediate vicinity of the site would not be adverse or severe. It is recognised that the road does have a gradient and that some of the roads in the area are narrow and it would be undesirable to increase parking on them. However this particular stretch of Hermitage Road is wide enough to enable vehicles to pass and indeed vehicles already can park in this location. As existing, street parking is not restricted. Therefore in this instance, the impact of parking vehicles on the street is considered acceptable.
- 8.28 Whilst it is noted that the existing access is narrow and has a steep gradient, the proposal creates similar parking provision at the top of the access as the existing house. The layout allows for vehicles to access these spaces and leave in forward gear and therefore there will be no impact on highway safety from this access in comparison to the existing situation. A condition can be imposed to ensure that there is no obstruction to visibility sightlines by any existing or proposed soft landscaping (the landscaping scheme as proposed will need to be amended to achieve this).
- 8.29 The new garage has been set back from the highway by a minimum of 5m to enable vehicles to exit the highway prior to accessing the garage and so as not to impact visibility to the access. Given the 20mph speed limit of the road, officers are satisfied with the arrangement which required some manoeuvring to occur on Hermitage Road. Full details to demonstrate that the necessary visibility splays can be achieved from the garage (including details to demonstrate there will be no obstruction from retaining walls or vegetation) will be required by condition.
- 8.30 Concern has been raised by residents with regard to the impact of an intensified use on the existing roads, particularly as the roads leading to the site have no pavements and are narrow. This is the existing situation on roads that already serve numerous dwellings. The increase in traffic from the proposed number of units would not unduly exacerbate existing traffic issues in the area.
- 8.31 In compliance with the London Plan, electric vehicle charging points are proposed to be installed in the parking area and this can be secured by way of a condition.
- 8.32 Cycle storage facilities would comply with the London Plan (which would require 17 spaces). The cycles would be stored in a purpose built structure within the rear garden of the development.
- 8.33 A purpose built bin store is proposed to be located at the front of the site (within the structure created for garaging). Its location has been amended from within the car park to the front of the site so that refuse can be safely collected at road level. The storage area shown is adequate in size to accommodate the refuse needs of the development.
- 8.34 Concerns have also been expressed in regard to the detail submitted within the Construction Management Plan (CMP). An updated CMP will be required via condition to be submitted and approved prior to the commencement of any works on site.

Environment and sustainability

- 8.35 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.36 The applicants have submitted a Flood Risk Assessment (FRA) which based on a desktop study of underlying ground conditions, finds that infiltration of surface water runoff following redevelopment may be feasible. In order to not exacerbate the risk of surface water flooding, surface water drainage arrangements for the redeveloped site should be in accordance with national and local policy requirements and should ensure that there is no increase in flows of surface water runoff when compared with the existing site.
- 8.37 Given the changing levels of the site, the most suitable SuDS option would be to surface the car parking area with permeable paving to allow water to infiltrate through the surface and then be infiltrated into the ground. This should accommodate surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

Trees and landscaping

- 8.38 A large beech tree to the front of the site is the subject to a tree preservation order. The applicants have submitted an Arboricultural Report and Impact Assessment which highlights that the Category A beech tree is proposed to be retained. To the front of the site, four category C trees are proposed to be removed and to the rear one Category C tree is to be removed. These trees are considered to have low amenity value and as such their removal would not harm the visual amenity of the locality. It is proposed to plant five new trees along the northern side boundary at the front of the development to compensate for the loss of the existing specimens and to help provide a green screen to the site. Existing boundary trees are to be retained along the rear boundary and additional trees are proposed to be planted along the northern side boundary. The works should be undertaken in accordance with the Arboriculture Report and Impact Assessment recommendations which can be secured by condition.
- 8.39 The application site is not near an area of special scientific interest or a site of nature conservation value. Respondents have indicated that wildlife has been sighted in the vicinity of the site including badgers, foxes and deer. During the officer's site visit, there was no evidence to suggest the presence of any protected species on site. Gaps would be retained to either side boundary which would enable wildlife to roam the area (as existing) and therefore it is not considered that the current situation for such animals would be harmfully affected.

Other matters

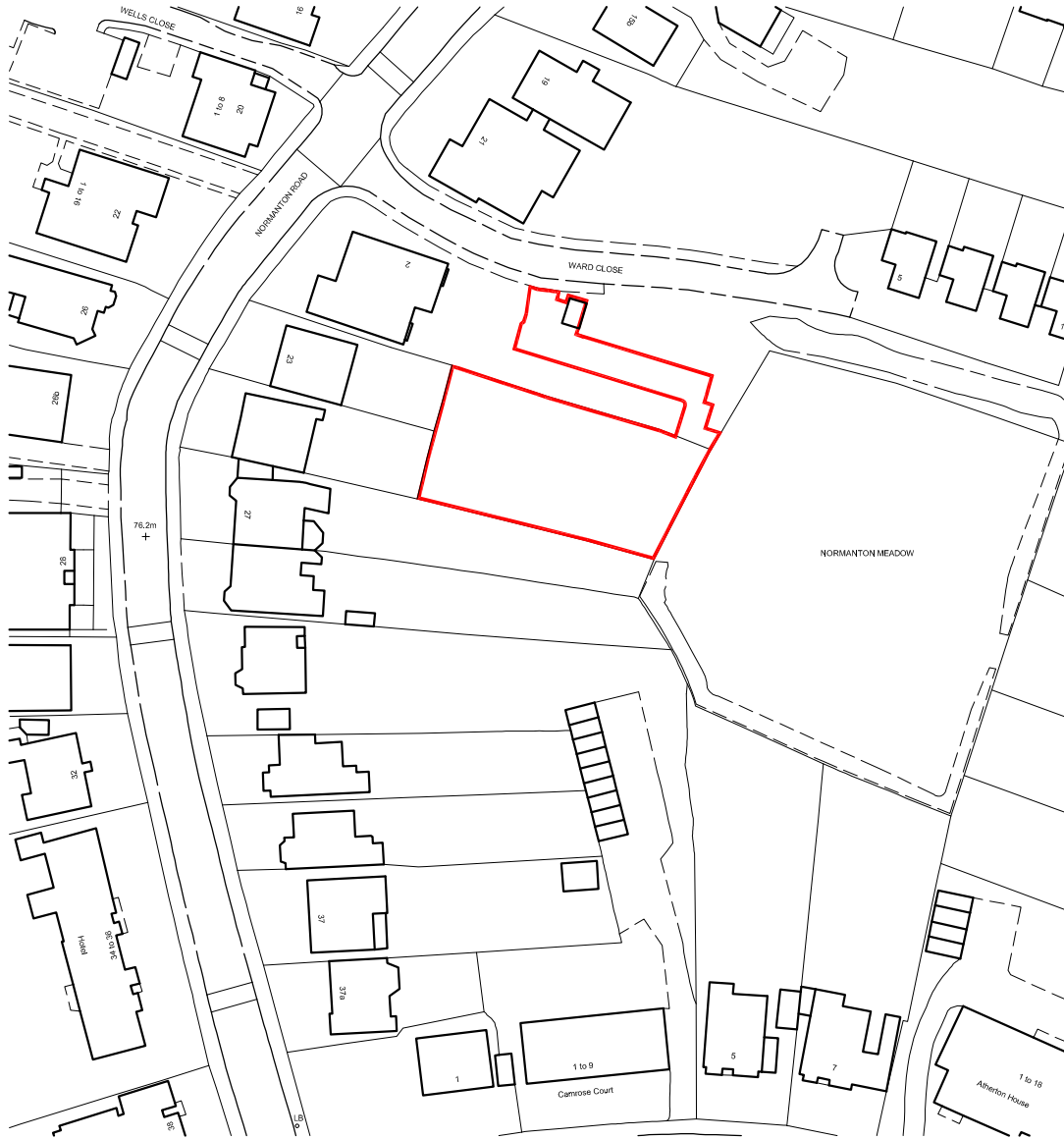
- 8.40 Representations have raised concerns that local services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

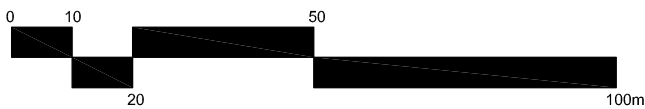
8.41 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area. The protected tree would be retained and substantial soft landscaping proposed. On balance, the impact on the highway network is considered to be acceptable. Subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity and sustainability matters. Thus the proposal is considered to be in accordance with the relevant policies.

8.42 All other relevant policies and considerations, including equalities, have been taken into account.

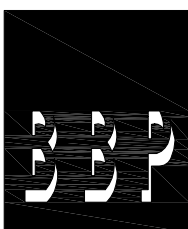
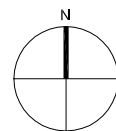
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THE BRUNTON BOOBYER PARTNERSHIP
 CHARTERED ARCHITECTS

LAND TO THE REAR OF 23-25 NORMANTON RD. CROYDON, CR2 7AE.	scale	date
	1:1250@A4	03.10.17
SITE LOCATION PLAN		1008/01 B

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1 APPLICATION DETAILS

Ref: 18/00455/FUL
 Location: Land to the rear of 23-25 Normanton Road, South Croydon
 Ward: South Croydon
 Description: Erection of three storey building with accommodation in roofspace with basement parking area comprising five flats. Formation of vehicular access off Ward Close, erection of refuse store on Ward Close
 Drawing Nos: 1008/21 E, 1008/01 B, 1008/20 G, 1008/24 C, 1008/22 E, 1008/20 H, 1008/02 A, 1008/03 A, Badger Survey, 1008/01 A, 1008/04, 1008/03, Flood Risk Assessment
 Agent: Adam Baines
 Case Officer: Louise Tucker

	1 bed	2 bed	3 bed	Total
Private sale	0	4	1	5

Number of car parking spaces	Number of cycle parking spaces
6	12

1.1 This application is being reported to Committee because the Ward Councillor (Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. The Chair of Planning Committee (Paul Scott) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Representations made on the application also exceeded thresholds for committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Details of materials to be submitted and approved (including samples) and maintenance strategy for the materials
- 3) No windows other than as shown and those shown in the southern elevation should be obscure glazed and fixed shut up to 1.7m above floor level

- 4) Landscaping scheme including replanting and soft landscaping strategy for the site including size, species, density of planting including mature trees and planting/habitat to encourage biodiversity with planting timescale, schedule and maintenance strategy to be submitted and approved
- 5) Submission of the following to be approved: Finished floor levels, boundary treatments, retaining walls, visibility splays, access ramp gradient, EVCP (including spec and passive provision), security lighting, level access to pedestrian entrance and amenity space, balcony screens, amenity space arrangements
- 6) To be provided as specified prior to occupation: Parking spaces and turning area, access road, refuse and cycle store
- 7) Submission of Construction Logistics Plan/Method Statement
- 8) In accordance with submitted arboricultural survey and constraints plan including tree protection measures
- 9) Tree and scrub clearance to be outside bird nesting times
- 10) Submission of a surface water drainage strategy including detailed design of soakaway
- 11) Sustainable development – 19% carbon dioxide reduction
- 12) The development must achieve 110 litres water per head per day
- 13) In accordance with the submitted FRA
- 14) Commence within 3 years of the date of the permission
- 15) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy - Granted
- 3) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 4) Wildlife protection
- 5) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Erection of a three storey building on land which is currently the rear gardens nos. 23 and 25 Normanton Road
- 5 flats proposed within the building comprising 4 x two bedroom and 1 x three bedroom units
- Provision of access road through existing car park (serving properties on Ward Close) and formation of parking area at basement level with 6 parking spaces and a cycle store for 12 bicycles

Site and Surroundings

- 3.2 Nos. 23 and 25 Normanton Road are three storey detached properties separated into flats, which front onto Normanton Road in South Croydon. The application site itself currently forms part of the rear gardens of nos. 23 and 25, and borders a car park to the north serving properties in Ward Close and Normanton Meadow to the east, an area of undesignated open space.
- 3.3 The area is wholly residential, with a varied character comprising a mix of flatted developments and detached, semi-detached and terraced properties. There is a Tree Preservation Order (TPO) covering the site. The site lies within a surface water critical drainage area, as identified by the Croydon Flood Maps.

Planning History

- 3.4 None relevant to this application

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The proposal would make optimal use of the site given the constraints, and would contribute positively to borough-wide housing targets, delivering 5 new family sized units
- The scale and layout of proposed built form is considered to respect the constraints of the site, and the traditional design and appearance of the building would reflect the surrounding character of the area.
- The relationship and separation distances with the adjoining properties on Normanton Road and Ward Close are sufficient to ensure no undue harm to the residential amenities of these neighbouring properties.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed is considered to be suitable given the PTAL rating and location of the site.
- Access and turning arrangements for vehicles would not impact on the safety or efficiency of the public highway.
- An acceptable number of trees are to be retained on site and accommodated as part of the development, with a full landscaping scheme to be secured by condition.
- Other matters including flooding, sustainability, trees and landscaping can be appropriately managed through condition.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 36 Objecting: 35 Comment: 1

No of petitions received: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Material issues	
Impact on residential amenity of adjoining occupiers – loss of privacy, light, noise and disturbance	Refer to paragraphs 8.8-8.10 of this report.
Impact on ecology	Refer to paragraphs 8.26 of this report
Impact on trees	Refer to paragraphs 8.6 and 8.26 of this report
Loss of garden space	Refer to paragraph 8.3 of this report. There is a substantial remaining garden space left for the residents of the donor properties.
Traffic congestion/impact on highway safety and inadequate/unsafe access	Refer to paragraphs 8.19 and 8.20 of this report
Inadequate parking provision and loss of car park space for existing residents	Refer to paragraph 8.16-8.18 of this report
Construction noise and disturbance	Refer to paragraph 8.22 of this report. An informative is recommended to draw the applicant's attention to the Council's Code of Conduct for Construction Sites, which we expect them to abide by.
Inadequate refuse storage	Refer to paragraph 8.21 of this report
Character of the area and design	Refer to paragraphs 8.3-8.7 of this report
No level access	Refer to paragraphs 8.12-8.13 of this report
Non-material issues	
Application should not be considered by the Council	Not a material planning consideration
Objections to building on Normanton Meadow and access public open space	There is no building proposed on Normanton Meadow – this is outside the application site. There are no changes to the access to Normanton Meadow.

Access should be taken through from Normanton Road rather than the car park off Ward Close	This is not proposed and would be outside the application site
Existing residents shouldn't have to share refuse store and access with new residents	The provision of refuse storage and access in planning policy terms is set out in paragraphs 8.21 of the report. Any other concerns would be a private matter.
Devaluation of neighbouring properties	Not a material planning consideration

6.4 Councillor Maria Gatland has objected to the scheme, making the following representations:

- Overdevelopment
- Concerns about shared bin store
- Impact on wildlife
- Loss of trees
- Inadequate parking provision
- Impact on adjoining occupiers through noise and privacy

6.5 Councillor Paul Scott referred the application to Planning Committee, making the following representations:

- Potential to meet housing need through the provision of new homes, responding to the governments National Planning Policy Framework and the Mayor for London's housing targets
- Impact on the amenities of neighbouring properties
- Access arrangements for pedestrians

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 on Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 on Parking
- 7.2 Designing out crime
- 7.4 on Local Character
- 7.6 on Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM1 on housing choice for sustainable communities
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and biodiversity;
- Other planning matters

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The application is for a flatted development providing 5 additional high quality homes within the Borough in an established residential area. The current site comprises residential back gardens and are not subject to any protection in policy terms which would principally prevent residential development. The development is considered to make optimal use of the site and deliver the maximum number of units and size of building that could be accommodated, given the site constraints and respecting the adjacent green space. It is considered the principle of development is acceptable, subject to a consideration of the material impacts.

8.3 Policy SP2.7 of the Croydon Local Plan (2018) sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme would provide 1 x three bedroom family sized unit. Whilst this would not equate to 30% on site, there would be no net loss of three bedroom units and the scheme incorporates 2 x two bedroom four person units which could be occupied by small families. The development is considered acceptable in this respect.

Townscape and Visual Impact

8.3 The development would involve the subdivision of the existing gardens of nos. 23 and 25 Normanton Road. Both these sites are separated into flats so the provisions of policy DM10.4(e) are not directly applicable, but the development would comply nonetheless, with at least 200sqm of communal garden space retained for the residents of the flats within each of the donor buildings. This

would reinforce the suburban character of the area and ensure a generous amount of communal amenity space for the remaining flats.

- 8.4 The flatted block is a four storey development, albeit appearing as a three storey building from public vantage points where it incorporates a lower ground floor level set into the ground. Despite the slight land fall from east to west, the height of the building would sit below that of the frontage buildings, retaining their prominence along Normanton Road resulting in a subservient built form (as required for backland development by policy DM10 of the CLP (2018)). The lower ground floor level would be screened from the streetscene and from the adjoining meadow by the existing close boarded fence surrounding the site. The design approach is reflective of the flatted blocks to the north east of the site and would be seen in this context in views from Ward Close, and in longer views from Normanton Road. The massing of the building is stepped, with protruding bays, dormers and balconies which serve to break up the bulk and add variation and visual interest to the elevations. The footprint sits comfortably within the site boundaries, replicating the spacing of the surrounding pattern of development. The building would face towards the meadow, although the main entrance to the development would be taken from the car park. This approach is considered appropriate given the site circumstances, addressing the green space and providing outlook over the meadow for future occupiers. The northern façade successfully addresses the car park nonetheless, with a well-proportioned side elevation with significant fenestration, detailing and activity provided by principle room windows and balconies.
- 8.5 The residential character of the area is varied, with a number of flatted blocks on Normanton Road of varied age, form and style. The traditional design, incorporating dormers, bays and gable features, and materiality (predominantly bricks and tiles) would reflect the surrounding development of the immediate townscape including the donor properties.
- 8.6 It is noted that a number of trees and shrubs are to be removed from the site to accommodate the development, which will alter the character of the current site. As is confirmed by the applicant's tree survey, whilst the site is covered by a Tree Preservation Order on inspection many of these trees are of poor quality or are in physical decline (20 Category 'C' trees and 23 Category 'U' trees, with no Category 'A' or 'B' trees on the site). Taking this into account, it is considered that the loss of the trees proposed can be accepted, on the basis that the applicant commits to a robust and well considered tree replanting and soft landscaping scheme for the site, which is an opportunity to actually improve the quality of vegetation and thus the visual appearance and biodiversity on site, compared to the existing situation. It is expected that this planting scheme will include sizeable mature trees which will be able to have an instant impact on visual amenity and assist in the transition from the meadow to the surrounding built form. An outline landscaping scheme has been provided, with the full scheme to be secured through an appropriately worded condition including the submission of a landscaping maintenance strategy to ensure planting becomes established and can be accommodated within the development. This is considered an acceptable approach in terms of forming a continuation of the

adjacent green space and retaining elements of the current green, if untended, character of the site.

- 8.7 Overall, the application site is a generous plot within an established residential area which is capable of accommodating additional units to maximise its use, within the constraints. The proposal, including the scale and massing of the buildings, is generally in keeping with the overall pattern and layout of development in the area with an appropriate design approach. The footprint is such that a comprehensive replanting scheme can be accommodated to mitigate the loss of the trees proposed and respect the adjacent green space. The development would comply with policy objectives in terms of respecting local character.

Impact on Neighbouring Residential Amenity

- 8.8 The proposed building would be in excess of 30m distance away from any of the nearest adjoining properties (23-27 Normanton Road and 2 Ward Close). The flats within nos. 23 and 25 Normanton Road have rear habitable room windows facing towards the development, however the substantial separation distance would ensure there would be no undue harm through loss of light, outlook or privacy.
- 8.9 West facing windows for the proposed flats would be separated from the boundary with the frontage properties on Normanton Road by over 15m, ensuring there would be no undue overlooking of their adjoining amenity spaces. All balconies are oriented either over the adjacent car park or the meadow to reduce perception of overlooking to neighbouring properties. There would be a separation distance of 6.1m from the southern boundary, but there are no habitable room windows or balconies in this elevation and windows serving the stairwell are to be obscurely glazed (to be secured by condition).
- 8.10 As per the recommended schedule of conditions, the applicant is expected to provide a significant scheme of replanting for the site to reinforce the sylvan character of the area, including planting of mature and semi-mature trees particularly along the site boundaries. This will integrate the building into its setting and soften the building relating to the neighbouring occupiers. Overall officers are satisfied that the relationship with the adjoining occupiers is considered acceptable.

The standard of accommodation for future occupiers

- 8.11 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards. All units are dual aspect with adequate outlook. Whilst it is expected there could be some degree of overshadowing to windows through the replanting of large trees, and some of the trees to be retained, the units benefit from generous balconies and the majority of units have their main outlook over the meadow. The northern outlook for the upper ground floor units would face onto and above the boundary fencing with the car park, however their main outlook, including to all bedroom windows, would be oriented to the east and west of the site. It is not expected that large trees will be planted in immediate proximity to these windows so as to ensure

maximum light levels can be achieved and those to be retained on the boundary with the meadow are approximately 10m from the nearest elevation. In terms of layout, each unit would benefit from an open plan living, kitchen and dining area, providing a good quality of internal space.

- 8.12 In terms of accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The key issue in ensuring that M4(2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan (2016) recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents.
- 8.13 Level access can be achieved to the building and upper ground floor units via the pedestrian pathway and entrance, and also to the communal amenity space. A condition is recommended to secure the detailed design and arrangement of the level access to be implemented. A lift could not reasonably or practically be provided within the building without further addition of bulk and massing, which would increase the prominence of the building adjacent to the meadow and reduce the available site area for replacement landscaping to mitigate the loss of the trees on site. Pedestrians would access the site through the adjacent car park via a ramp, which is the most practical way to achieve this without losing further spaces within the adjacent car park or an over engineered separate access given the land level changes to accommodate. A suitable landscaping scheme will ensure that this does not appear to be overly formal or dominated by vehicular traffic.
- 8.14 Each unit would have access to an area of private amenity space in the form of a balcony or terrace, as well as a communal garden and playspace for all residents to the rear. It is expected that the amenity space will be interspersed with landscaping, which is considered to be appropriate to reflect the open green space adjacent and almost a continuation of the adjacent meadow. This would meet the requirements set out in policy, including in the London Housing SPG.
- 8.15 It is therefore considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

Parking and highways

- 8.16 The site has a PTAL rating of 2 which indicates poor accessibility to public transport. There are bus stops along Croham Road providing links to the town centre, and the site is around a 10 minute walk from South Croydon train station.
- 8.17 Current transport policy generally seeks to reduce on-site parking in areas with a good PTAL rating and encourage sustainable transport methods. 6 parking spaces are proposed for 5 flats, allowing for one parking space per unit and a visitor space. This provision is considered to be appropriate, given the length of

the access and the backland nature of the site, to avoid any overspill parking into the adjacent car park. This provision can comfortably be accommodated in the basement proposed without any undue harm to the character of the area. Cycle storage is available in the basement, providing space for 12 bicycles.

- 8.18 Access to the development would be achieved through removing one car parking space in the existing car park. This car park serves flats in 2 Ward Close. The development would leave 20 car parking spaces to remain for 12 flats, which would exceed current levels of parking required. Any impact on on-street parking as a result of the development would be negligible.
- 8.19 The submitted transport technical note demonstrates, with swept path analysis, the ability of small and large vehicles to safely access the site via the proposed entrance and access road. The tracking diagrams demonstrate that vehicular movements, even with larger vehicles, can take place safely and efficiently accessing and egressing the site through the existing car park. There is adequate reversing space within the undercroft area to allow vehicles to utilise the parking spaces and exit in forward gear. The access would have a single lane which could result in opposing vehicle movements where cars are entering/exiting the site at the same time. An assessment has been undertaken to determine the probability of two vehicles meeting each other on the access road, taking into account the highest number of expected arrival and departure movements in the busiest peak hour. This concludes that the probability of a car departing at the same time as a car arriving is very small, even at peak times, and would be extremely unlikely to occur in practice taking into account the likely amount of vehicular trips per hour. The development would utilise the existing access onto Ward Close from the car park, which is established. It is not considered the addition of 5 flats with 6 spaces would generate significant additional traffic through the car park that would impact on the safety of the existing access.
- 8.20 With conditions, the development is acceptable in terms of highway safety and efficiency.
- 8.21 The scheme proposes a refuse store adjacent to the existing refuse store for 2 Ward Close located in the car park. Whilst this is a prominent location, the location in close proximity to the highway is required for refuse collection and its siting adjacent to an existing store would limit further impact on visual amenity. The refuse store would be large enough to accommodate bins required for 5 flats. A condition is recommended securing details of the appearance of the refuse store.
- 8.22 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building work does not undermine the safety and efficiency of the highway in Ward Close.
- 8.23 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

Trees and biodiversity

- 8.24 There are a number of trees on site, which are covered by a Tree Preservation Order (TPO). This TPO does not cover individual trees on the site, but the site as a whole. The applicant has submitted a Tree Report and Arboricultural Impact Assessment, confirming that whilst there are a number of trees and shrubs covering the site, the site is significantly overgrown and many of the trees are of poor quality and/or in physical decline. There are no Category 'A' (high quality) or 'B' (moderate quality) trees on the site, and although the existing trees have visual impact on the current site as a group, most are categorised as Category 'C' (low quality) or Category 'U' (unsuitable for retention). Most of the trees are proposed to be removed as a result of the development. After careful consideration and taking into account the quality of the individual trees, it is not considered a refusal of planning permission could be justified on the basis of the impact on trees. It is considered the proposed tree removal can be accepted, on the basis that the applicant provides a robust landscaping scheme for the site which provides the opportunity to plant new specimens of a higher quality and longevity as part of the scheme. This can be secured by an appropriately worded condition, requiring the applicant to produce a realistic and considered landscaping proposal for the site which can be established and managed as part of the future development. This should also incorporate a high quality communal amenity area for residents. Although the amenity space will be interspersed with large trees reducing the size of open space to a degree, this landscaping approach is considered acceptable to blend successfully with and function almost as a continuation of the adjacent meadow, reinstating the green vegetated appearance of the site. Where trees are to be retained, protection measures have been identified which should be implemented prior to the commencement of any works on site (to be secured by condition).
- 8.25 As an undercroft parking area is proposed, it is recommended a condition be imposed to secure details of the hardstanding and finish of retaining walls on the site to match these to the external elevations.
- 8.26 The site is currently overgrown garden to the rear of buildings fronting Normanton Road adjacent to a car park. Whilst there is an area of managed (largely grassed) green space to the east of the site, there are no designated Sites of Nature Conservation or Nature Reserves in the vicinity of the site. Therefore the risk of impact on protected species is considered to be low. In response to neighbour representations stating that badgers utilise the site, the applicant has submitted a walkover badger survey. This surveyed the site for signs indicating badger activity or setts, and concluded that there were no badger setts or evidence of badgers on the site. Given the replanting to take place on the site, again it is considered there is an opportunity to increase biodiversity on the site with planting to encourage wildlife and native species. This is to be included in the aforementioned condition. Further conditions can ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

Flood risk

8.27 Part of the application site lies within a surface water flood risk area, and the whole site lies within a critical drainage area. The applicant has provided a Flood Risk Assessment and a Drainage Report. This concludes that the flood risk to/from the development is low. To manage surface water drainage, a soakaway is identified as the most logical and efficient method, with detailed design to be confirmed once infiltration testing has taken place. A condition is recommended to agree these details through the submission of a drainage strategy prior to commencement of works, and it is expected that the applicant will incorporate SUDs where feasible in the scheme. The proposals are acceptable in relation to flood risk.

Other planning matters

8.28 Conditions are recommended in relation to carbon emissions and water use targets for the development, which is acceptable in achieving sustainability targets for the development.

8.29 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusions

8.30 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.

8.31 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

- 5.1 The Committee to take any decisions recommended in the attached reports.

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